

# HIDALGO COUNTY

## Professional Appraisal Services

Contract #C-08-040-03-25

### Work Authorization Form

## WORK AUTHORIZATION NO. 4

**THIS WORK AUTHORIZATION** is made pursuant to the terms and conditions of the Service Contract made by and between **HIDALGO COUNTY**, action herein by and through the **Commissioner's Court**, hereinafter called the "**Owner**," and, "**Leonel Garza Jr. & Associates LLC**", professional appraiser of McAllen, Texas, hereinafter called "**Appraiser**".

### **PART 1. SCOPE OF WORK**

The purpose of this Work Authorization is for the **Appraiser** to *provide appraisal reports corresponding to the Texas Department of Transportation Form A-5 and or A-6 format for the Monte Alto Collection Site, Hidalgo County, Texas of which will consist of approximately  $\pm 1$  individual parcels.*

The scope of services to be provided by the **Appraiser** is identified in **EXHIBIT "A" – Scope of Services to be Provided by the Appraiser** attached hereto.

### **PART 2. ESTIMATED COST**

The estimated cost for services under this Work Authorization is **\$1,250.00**. This amount is based upon the costs outlined in the Estimated **Cost Proposal** attached hereto as **EXHIBIT "B"**.

### **PART 3. PAYMENT**

Compensation and payment to the **Appraiser** for the services established under this Work Authorization shall be made in accordance with Article/Part/Section 3 of the Agreement.

### **PART 4. FUNDING**

This Work Authorization No. 4 shall be funded through funding source:

Account No. 9-1100-423-00-121-001-0-3390

Requisition Number \_\_\_\_\_ (MUST BE INCLUDED AFTER CC APPROVAL)

### **PART 5. PERIOD OF SERVICE**

This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate upon completion of scopes of the work authorization.

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**PART 6. RESPONSIBILITIES AND OBLIGATIONS**

This Authorization does not waive the parties' responsibilities and obligations provided under the Agreement.

**PART 7. ACKNOWLEDGEMENT AND CONFIRMATION**

Acknowledgement and confirmation by Hidalgo County Precinct No. 1, Commissioner Sylvia S. Handy as to content and detail of this Work Authorization No. 4.

**HIDALGO COUNTY  
COMMISSIONER PRECINCT NO. 1**

BY: \_\_\_\_\_  
Sylvia Handy, County Commissioner

**PART 8. ACCEPTANCE AND APPROVAL**

This Work Authorization is hereby accepted, approved by Hidalgo County Commissioners' Court as indicated below and effective as of \_\_\_\_ day of \_\_\_\_\_, 2009.

**THE APPRAISER:**  
LEONEL GARZA JR & ASSOCIATES, LLC

**THE OWNER:**  
HIDALGO COUNTY

By: Leonel Garza III, Appraiser

By: J.D. Salinas, County Judge

**ATTEST:**

By: Arturo Guajardo, Jr. County Clerk

**LIST OF ATTACHMENTS**

- ATTACHMENT "A" - Service to be Provided by the Appraiser
- ATTACHMENT "B" - Payment/ Fee Schedule
- ATTACHMENT "C" - Insurance Requirements provided by Appraiser
- ATTACHMENT "D" - Work Authorization Form

**ATTACHMENT "A" SERVICE TO BE PROVIDED BY THE APPRAISER**

Right-of-Way Acquisition Appraisals along Monte Alto Collection Site, Hidalgo County, Texas specified for approximately ±1 parcel for proposed right-of-way expansion project to be performed by the reasonable deadline specified by Leonel Garza III and the Hidalgo County Right-of-Way Department. Letters of "Intent To Inspect" shall be provided to each property owner within the boundaries of the project prior to on-site inspection. All communication and correspondence shall be included within the body of the appraisal report. Each report shall be performed on a Texas Department of Transportation A-5 and or A-6 form as applicable and shall follow similar guidelines for personal contact with owners of record prior to on-site inspection.

7849500  
Hidalgo County  
Right-of-Way Department  
owner within the  
correspondence

7849500  
Hidalgo County  
Right-of-Way Department  
owner within the  
correspondence

## ATTACHMENT "B" - Payment/ Fee Schedule

Right-of-Way Acquisition Appraisals along Monte Alto Collection Site, Hidalgo County, Texas specified for approximately  $\pm 1$  parcel for proposed right-of-way expansion project to be performed by the reasonable deadline specified by Leonel Garza III and the Hidalgo County Right-of-Way Department.

<b>Appraisal Report Cost</b>	<b>\$1,250.00</b> ±1 Appraisals <u>Monte Alto Collection Site</u> , Hidalgo County, Texas @ \$1,250.00 Per Parcel = \$1,250.00 Included Per Parcel: 1. (3) Original Appraisal Reports 2. (1) Original Appraisal Report with Invoice
<b>Additional Original Reports</b>	<b>\$150.00 Per Original Copy</b> This cost shall apply for additional original (color) copies required by the County of Hidalgo.
<b>Updated/Revised Reports \$625.00 Per Parcel</b>	50% of Original Cost if within six (6) months of the original report.  This cost shall apply when a major change to the survey and or correction of the survey and or right-of-way map has been performed after the completion of the appraisal report. These revision cost shall be discussed with Joe Pena, Director of the Right-of-Way Department, prior to billing. Minor revisions to a parcel report will be billed on a case by case basis depending on complexity of the revision.
<b>Condemnation Hearing Cost</b>	<b>Hourly Rate = \$ 150.00 Per Hour</b> Hourly rate shall apply to any and all preparation time required for the condemnation hearing.
<b>Appeals Court / Trial</b>	<b>Hourly Rate = \$ 250.00 Per Hour</b> <b>Plus Expenses</b> Hourly rate shall apply to any and all preparation time, depositions, and consulting required for an appeal of a Condemnation Hearing to a bench or jury trial.

100 percent

Plus  
Hourly rate  
and consulting  
to a bench or jury trial.

**Leticia Saenz**

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**From:** noe.montez [noe.montez@co.hidalgo.tx.us]  
**Sent:** Wednesday, February 11, 2009 11:41 AM  
**To:** leticia.saenz@co.hidalgo.tx.us  
**Subject:** FW: Monte Alto  
**Attachments:** Work Authorization No. 4 Montel Alto 020409.pdf

Letty, need this work auth placed on cc for next week please....we are doing a line item transfer for same court meeting of 2/17/09 to handle the expenses on acct 9-1100-432-00-121-001-0-334

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**From:** alma1419@aol.com [mailto:alma1419@aol.com]  
**Sent:** Wednesday, February 04, 2009 4:50 PM  
**To:** noe.montez@co.hidalgo.tx.us  
**Subject:** Monte Alto

Let me know if your able to open the file. Disregard the first one.

Alma Oyervides  
Leonel Garza Jr. & Associates,LLC  
[alma1419@aol.com](mailto:alma1419@aol.com)

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